

TO LET  
NEWLY REFURBISHED GEORGIAN OFFICE

72

LOWER LEESON STREET • DUBLIN 2



savills

## Overview

- Mid terrace four storey over basement level Georgian office building extending to approx. 3,336 sq ft (NIA).
- Excellent location, close to St Stephens Green, Fitzwilliam Square and Pembroke Street Upper.
- Prestigious HQ office in a prime Dublin 2 location.
- Excellent public transport in close proximity.



## Description

72 Lower Leeson Street comprises a four storey over basement Georgian office building. The property has just been newly refurbished but retains many of its original features such as ornate fireplaces, wooden floors, coving and period windows. 72 Leeson Street benefits from a bright entrance hall and modern elements such as shower facilities, kitchenette and WC's. There is substantial garden space to the rear of the property which also has been refurbished.

On the ground floor there is reception room and a large feature boardroom. The upper floors are laid out to provide a mixture of cellular offices and open plan office space. The lower ground floor has its own entrance from the street and has an open plan layout. There are two showers in the property, one on the lower ground floor and one on the ground floor return.



FOUR STOREY OVER  
BASEMENT

**GEORGIAN  
OFFICE  
BUILDING**



**EXCELLENT  
PUBLIC  
TRANSPORT**  
IN CLOSE PROXIMITY



## Location

No. 72 is located on Lower Leeson Street in the centre of the traditional Central Business District, which is widely viewed as Dublin's finest and most sought-after office location. The immediate area is home to many of the country's leading professional firms with nearby occupiers including AerCap, Arthur Cox, PTSB and Kilroys Solicitors. St. Stephen's Green is only 350m away from the property as well as Fitzwilliam Square being only 280m away. The area offers a wide variety of amenities such as banking, bars, luxurious hotels, restaurants, cafes, convenience and grocery stores within short walking distance.

Public transport links are excellent with Pearse DART station, the Luas Green Line at St. Stephen's Green and numerous Dublin Bus routes serving the area all within a short walk. The Dublin Bike scheme also offers a convenient option with the nearest stations located on Fitzwilliam Square West and St. Stephen's Green East.

## Accommodation Schedule

| Floor        | NIA sq m   | NIA sq ft    |
|--------------|------------|--------------|
| Third        | 57         | 614          |
| Second       | 54         | 581          |
| First        | 73         | 786          |
| Ground       | 60         | 645          |
| Lower Ground | 66         | 709          |
| <b>Total</b> | <b>310</b> | <b>3,336</b> |

All interested parties are specifically advised to verify floor areas and undertake their own due diligence in this regard.

**BER**

Exempt

## Lease Terms

Available on new lease terms

## Viewing

By appointment with sole agent Savills Ireland



**72** LOWER LEESON STREET

### Contact & Further Information:

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